

**The Citizens Advisory Committee
Durham, North Carolina**

**March 23, 2009
6:00 P.M. Regular Session**

Place: Conference Room, second floor, Durham Department of Community Development, 807 E. Main Street, Durham, NC

Present: Chairman Charles L. Recktenwald, Vice-Chairman Delvin Davis, Recording Secretary Faith M. Thompson, and Members, Kyla Sweet-Chavez, DeWarren K. Langley; Clarissa Grady; Dr. Dorcas M. Bradley, Corrina Page, Johnny Hawkins

Absent: Beart Truitt-Braswell [excused], SaDonna Wiggins, Bernie Stewart {resigned} and Donn Graves

Presider: Chairman Recktenwald

Also Present: Director Michael Barros, Director (DCD), Federal Programs Coordinator Wilmur Conyers (DCD); Donald Ham (DCD) Weatherization and Home Rehabilitation Programs, Lanier Blum, Senior Residential Development Associate, Self Help

- I. Chairman Recktenwald called the meeting to order at 6:04 PM
- II. Chairman Recktenwald requested that the group share a silent moment of meditation and asked if anyone had any objections; there being none, a silent moment of meditation/reflection was held.
- III. Chairman Recktenwald shared that member Bernie Stewart submitted his resignation.
- IV. Chairman Recktenwald requested that guest Donald Ham, DCD, be inserted on the agenda under Roman numeral VIII at number 1 and that the following items would follow sequentially.
- V. Upon a motion by Member Grady and second by Recording Secretary Thompson, the corrected agenda was accepted and the motion passed.
- VI. Presentation on the Maplewood Square Project by Lanier Blum of Self Help.
 - a. 32 apartments new construction on Chapel Hill Road near Maplewood Cemetery
 - b. Prior to Self-Help's interest, the parcel consisted of abandoned properties squatters, and the existence of several dangerous conditions on the property
 - c. Approached by Duke to assist in an effort to develop affordable housing with the parcel
 - d. Self Help asked DHIC to partner with them so that they could have the leverage of tax credits to offer developers
 1. Tax credits are a system established by private investors to encourage their investment in properties that they would not normally do so
 - e. A consistent pattern of investment or future investment by the City Council offset many of the negative apprehensions that a developer could have against this and similar type projects.
 - f. Project required the closing of two streets
 - g. 15 parcels of contiguous land had to be purchased
 - h. Self Help has had to help manage the storm water runoff from the area

- i. One significant aspect of the project was obtaining permission to move a park in the center of the subject land from the Parks Preservation Department in Washington, DC
- j. Rent for the units will range from \$318 to \$512/month based on HUD qualifications
- k. “Just 4 us” – a comprehensive healthcare program for seniors will come from Duke University to help provide healthcare needs for the residents
- l. The estimated move in date in January 1, 2010

VII. Minutes of February 23, 2009

- a. Corrections & additions:
 1. Roman numeral VIII, i, add “CDBG” after HOME
 2. Roman numeral VII, vi, add “-09” after “FY/08”
- b. Upon a motion by Member Grady and second by Member Langley, the motion to accept the 2/23/09 minutes with corrections, passed.

VIII. CAC will review the minutes from the March 9th special meeting and discuss them at the meeting on April 27th meeting.

IX. Annual Action Plan Subcommittee Report

- a. Vice-Chairman Davis reported there are several ideas development to increase the visibility and viability of the CAC in the community.
 1. Continue to attend the PAC meeting in your area
 2. Met with Harold Chestnut, the head of 5 PACs and received an invitation to attend and speak at their May meeting.
 3. Durham Affordable Housing Coalition meeting Tuesday March 24th at 6:30 pm at the offices of the DCD. Recording Secretary Thompson is planning to attend.

X. DCD Reporting:

- a. Weatherization by the DCD – Donald Ham, DCD
 1. Shared Housing Rehabilitation Program Policy & Procedures
 2. Operation Break-through funds activity through Annual Action Plan
 3. Plans to complete an additional 30 units this fiscal year
 4. Office conducts activities related to:
 - a. HVAC
 - b. Carbon monoxide detection
 - c. Smoke detectors
 - d. Unable to perform any duct work
 5. Urgent repair program
 - a. Permitted to spend no more than \$7500/unit
 - b. Allows some structural repair
 6. Current funding levels permits approximately 23 rehabs and 40 urgent repairs
 7. Weatherization limited to City of Durham residents since CBDG funds are being used
 8. Substantial rehab uses HOME funds and they are permitted to work on County resident homes
 - a. If HOME monies are used the structure must be brought all the way up to code; that eats up a great deal of the money
 9. No indication at this time how much of the stimulus packet money will go to weatherization
 10. Particularly enjoys the World Changers summer youth program that usually attracts 150 students from around the state to help work on low to moderate income homes for the summer
- b. Current Grant Activity Report
 1. 5 year consolidation plan

2. Changes in grant reporting, if project is completed, it will be removed from the list
3. Question from CAC Member: how long can a project/group take to use up the funds before either an accounting or their funding is stopped?
 - a. Answer: HOME & ESG have a limit of 24 months. However, the project must be started within that time not necessarily completed. The group may take up to 5 years to totally exhaust the funds
- c. Five Year Consolidated Plan
 1. This will be the first one during Director Barros's term
 2. Action Plan is the 1 year plan
 3. What role will the CAC play in developing the 5 year plan?
 - a. The DCD will ask the consultants how can the CAC best be used.
 - b. The CAC can act as a sounding board in the community
 - c. The CAC can assist in making sure the needs assessment survey gets distributed within the community
 - d. The DCD is not certain that they will receive authorization to hire a consultants since they must be paid out of general funds and there are other more pressing items in the budget
- d. Sub-recipient funding/Final DCD recommendations
 1. Durham Affordable Housing and Project Restore were included back in final recommendations based on CAC suggestions to DCD.
 2. Planning for next fiscal year:
 - a. Move application workshop from November to October to allow greater review time
 - b. Submission date moved from December to November
 - c. Complete application process in November
 - d. Possibly conclude Needs Assessment in this calendar year
 - e. Annual action plan due to HUD no later than May 15th
 3. ESC name change to HPRP (Homelessness Prevention & rapid re-Housing Program)
 - a. HUD will post Questions & Answers about changes in program to Listserv
- e. Upon Motion to accept DCD final recommendations by Recording Secretary Thompson with second by Member Langley, motion to draft letter of support for final recommendations passed
 1. Presentation to be made to Durham City Council – April 6th
 2. Presentation to Durham County Commissioners – April 13th

Motion to adjourn made by Recording Secretary Thompson with second by Member Page passed. Regular Meeting adjourned at 7:43 pm